Z-2281 C. THOMAS WALGAMUTH SCHULTZ-WALGAMUTH PLANNED DEVELOPMENT, PHASE 1 FINAL DETAILED PLANS RESOLUTION PD 06-08

STAFF REPORT 1 June 2006

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BACKGROUND:

On 19 April 2006, APC, by unanimous vote, recommended approval of a reclassification from CB to PDMX for two city lots commonly known as 216 N. 4th Street, on the northwest corner of 4th and Main Streets; and a single parking lot on the east side of 4th Street mid-block between Ferry and North Streets, in downtown Lafayette, Fairfield 20 (SE) 23-4. The Lafayette Common Council rezoned the site on 1 May 2006.

In Phase 1 of the project, petitioner is redeveloping an existing four story building as a mixed use project with 22 condominium units: 1st floor commercial; 2nd through 4th floors mixed commercial and residential. The project includes an off-site parking lot. Later phases include: the option of adding a 5th floor and 6 new units for a total of 28 mixed use condos; and the option of adding a parking deck to the off-site parking lot. City utilities already serve the existing building.

Petitioner's Final Detailed Plans, consisting of construction plans and final plat have been signed by the Lafayette City Engineer. No bonding is necessary for the project at this time. All conditions for approval have been satisfied.

STAFF RECOMMENDATION:

Approval of Resolution PD 06-08

RESOLUTION PD 06-08

WHEREAS Preliminary Plans for *Schultz-Walgamuth Planned Development, Phase 1,* are approved as part of Z-2281, with 6 conditions attached;

WHEREAS all conditions of approval have been met;

WHEREAS UZO 2-27-12-a-2 states that minor modifications approvable by the Administrative Officer "cannot include: any increase in residential *density*; any decrease in residential *density* of 10% or more; any change in *building* dimension or location other than within the defined building envelope; any change in *lot lines*; any change in landscaping other than substitution of species or redesign with the same materials; any alteration in the size and/or location of signage; any change in type of land *use*; any change in the alignment or intersection of *streets*; or any change in restrictive covenants, or horizontal property ownership and owners' association documents regarding these items"; and

WHEREAS the Area Plan Commission Staff finds these Final Detailed Plans to conform to the Approved Preliminary Planned Development as adopted and passed by the Lafayette Common Council on 1 May 2006;

NOW THEREFORE BE IT RESOLVED that the Area Plan Commission of Tippecanoe County, after Staff examination of the Final Detailed Plans submitted for **Schultz-Walgamuth Planned Development, Phase 1,** does hereby find them to conform to the Approved Preliminary Planned Development Z-2281 as adopted and passed by the Lafayette Common Council.

GARY W. SCHROEDER, PRESIDENT	SALLIE DELL FAHEY, SECRETARY
 DATE	

DATE

Ref. No.:

C. Thomas Walgamuth Address

RE: Schultz-Walgamuth Planned Development, Phase 1

Dear C. Thomas Walgamuth:

On 7 June 2006, the Area Plan Commission of Tippecanoe County adopted PD 06-08, finding Final Detailed Plans for Schultz-Walgamuth Planned Development, Phase 1 to conform to the Approved Preliminary Planned Development Z-2281 previously approved by the Lafavette Common Council. A signed copy of that resolution is attached.

You are now eligible to record these Final Detailed Plans consisting of construction plans and final plat. Unless you record all or any part of your Final Detailed Plans within 30 days of its approval, that approval expires. A member of our staff will assist you in the recording process. Once this is done, we ask that you submit 3 sets of the recorded Final Detailed Plans to the Lafayette Engineer's Office prior to seeking an improvement location permit.

As always, we wish you good luck with your project.

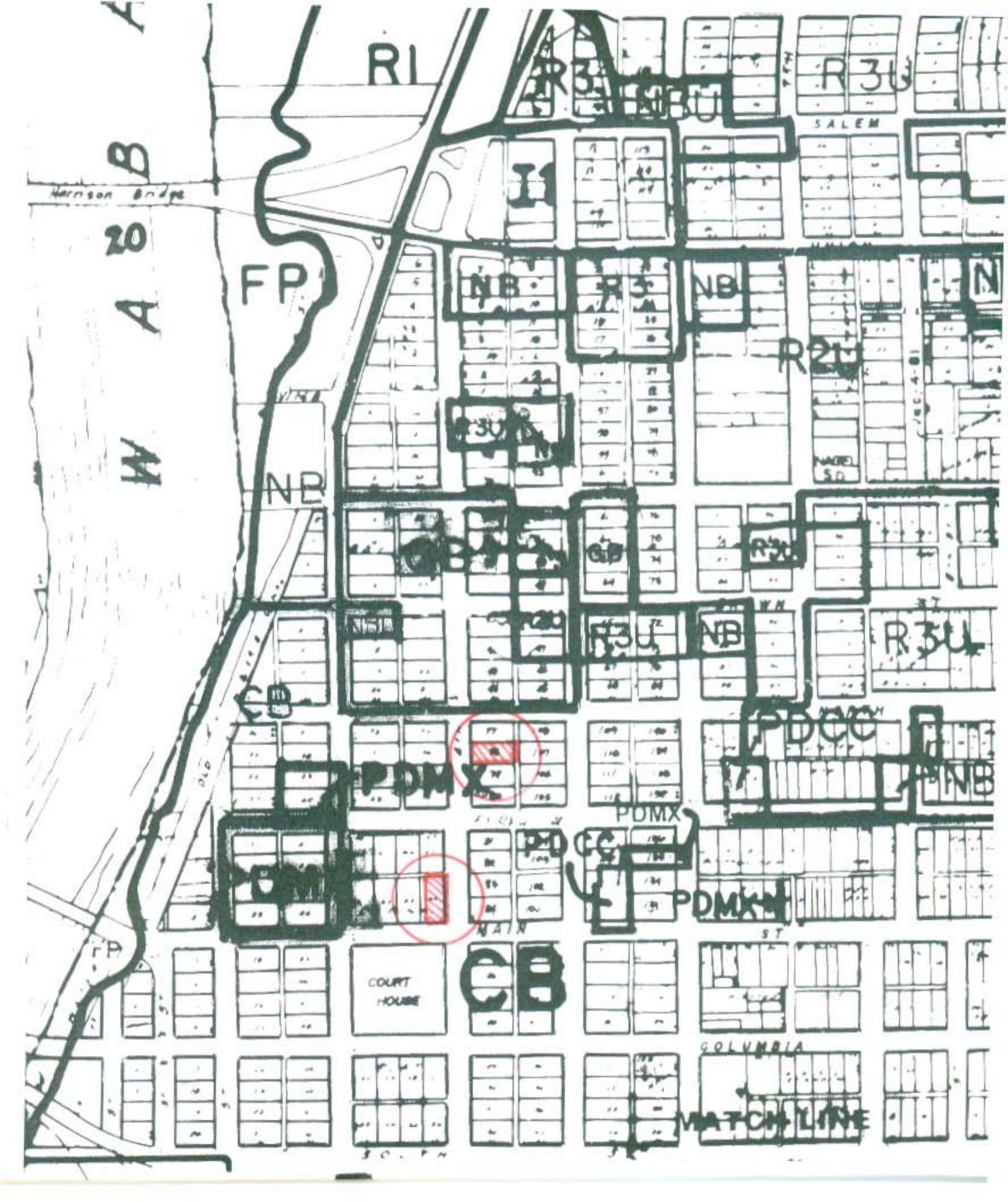
Respectfully,

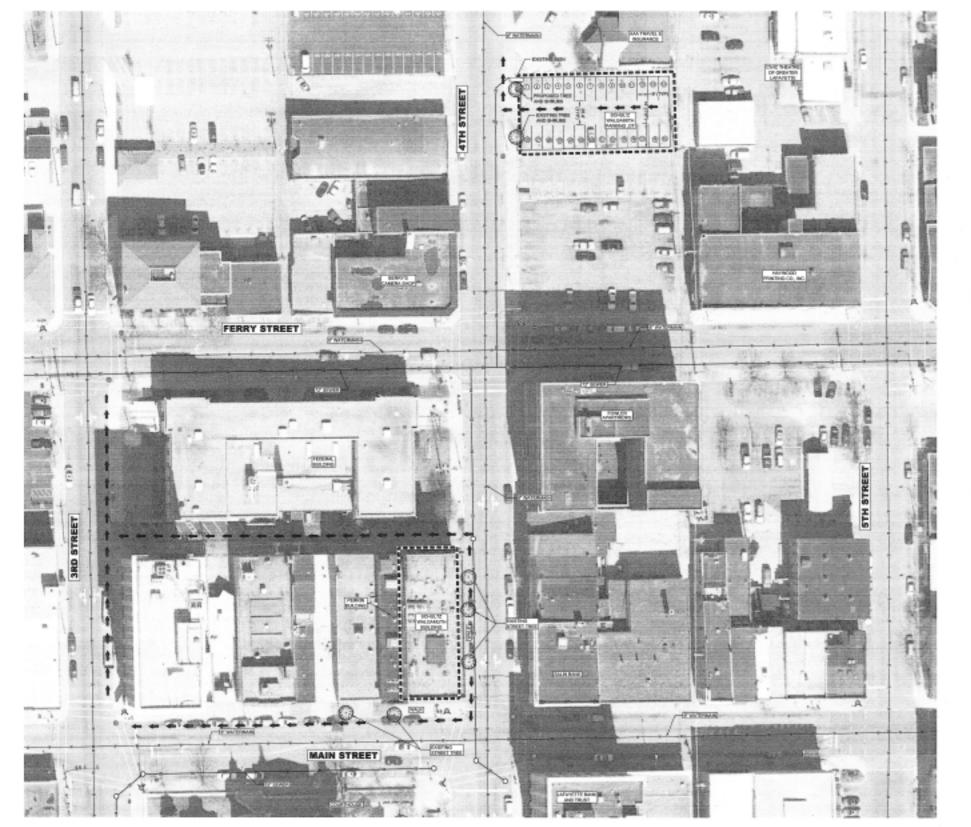
Margy C. Deverall Assistant Director Area Plan Commission

MCD/lu

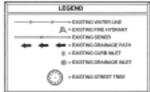
encl: PD 06-08

CC: Joseph T. Bumbleburg, Ball Law Firm Timothy Beyer, Vester & Associates









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Specia	Address	Number
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3	JM Nort-4b Blood	SUN
4	TH Hart-4h Brest	Ad. 300
	217 Hard-Sh Sheet	A4.300
	216 Harth din Sinnel	Oct. 2016
7	244 Harris die Direct	64.307
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10	201 North-8th Street	Act, 310
12	221 North-4th Street	AJI, 400
12	234 North-4th Street	AA SEE
12	THE SALVE AND RESIDEN	AJL 104
14	IN North-Str Street	AA. 108
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18	250 North 4th Street	84.492
19	201 North-8th Street	A1.65
20	232 North-4th Street	AJI, 400
21	221 North-4th Street	AJ. 400
-	234 Nort-4th Street	AL 410
23	TTS NovT-4th Street	44 64
24	IN North-8th Street	
29	227 Hard-Str Street	Suite 200
	234 Hord-Sh Street	Bullet 204
27	236 hours, die Street	Bullet 200
		2 (-12)



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LAWANTITE, SARRIGLO, TOWNSHIP,
TIPPECANCE COUNTY, RESIDANA.

SCHULTZ - WALCANUTY PLANNED DEVELOPMENT
21 HORTH AT PREFIT, BUTTE 207
LAFFORTE, BLATTE 207
LAFFORTE, BLANDSCAPE & SITTE PLAN



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